



**202112300023**

12/30/2021 10:21 AM Pages: 1 of 6 Fees: \$208.50  
Skagit County Auditor

**Return Address:**

Benson D. Wong  
Keller Rohrback L.L.P.  
1201 Third Avenue, Suite 3200  
Seattle, Washington 98102

<b>Document Title:</b> Quit Claim Deed
<b>Reference Numbers:</b>
<b>Grantor:</b> Shirley Hung, LLC, a Washington limited liability company
<b>Grantee:</b> Port Drive LLC, a Washington limited liability company
<b>Legal description (abbreviated):</b> Lot(s): 22, Hopper Road Business Park Second Revised Binding Site Plan Additional legal is on Exhibit A.
<b>Assessor's Property Tax Parcel:</b> P116595 / 8025-000-022-0000

THE GRANTOR, Shirley Hung, LLC, a Washington limited liability company, FOR AND IN CONSIDERATION only of the benefits to be derived from conveying the property of the Grantor, for its benefit, hereby conveys and quit claims to GRANTEE, Port Drive LLC, a Washington limited liability company, an undivided 50% interest in the real property legally described on Exhibit A attached hereto and incorporated herein, situated in the County of Skagit, State of Washington, together with all rights, privileges and after acquired title of the grantor thereto.

DATED: December 15, 2021.

Shirley Tamura (f/k/a Shirley Hung), as a  
Member

COUNTY OF King )ss  
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On this 15th day of December, 2021, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, ~~personally~~ appeared Shirley Tamura, to me known to be the individual that executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act of and deed for uses and purposes therein mentioned.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.



Benson D. Wong (Printed Name)  
Notary Public in and for the State of  
Washington, residing at: King County  
My Commission Expires: 7-28-23

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

DEC 30 2021  
2021-5942  
Amount Paid \$10  
Skagit Co. Treasurer  
By NLU Deputy

**EXHIBIT A**  
**LEGAL DESCRIPTION**

**PARCEL A:**

Lots 22, HOPPER ROAD BUSINESS PARK SECOND REVISED BINDING SITE PLAN, as recorded June 28, 2005, under Auditor's File No. 200506280192, records of Skagit County, Washington;

Situated in Skagit County, Washington.

**PARCEL B:**

An easement for ingress, egress and utilities across the northerly portion of Lot 21 as delineated on the face of HOPPER ROAD BUSINESS PARK REVISED BINDING SITE PLAN, as recorded January 30, 2003, under Auditor's File No. 200301300162, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Commonly known as:  
1600 Port Drive  
Burlington, WA 98233

**SUBJECT TO:**

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: October 20, 1972  
Auditor's No.: 775651, records of Skagit County, Washington  
In favor of: Seeatt Realty Company  
For: Ingress and egress necessary for all lawful uses of the tract herein conveyed to the Grantee
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law,

as set forth on Hopper Road Business Park Binding Site Plan: Recording No:200002230067

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Hopper Road Business Park Revised Binding Site Plan: Recording No: 200301300162
4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Hopper Road Business Park Second Revised Binding Site Plan: Recording No: 200506280192
5. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: August 14, 1992  
Auditor's No.: 9208140092, records of Skagit County, Washington  
In favor of: City of Burlington  
For: Fire truck ingress and egress
6. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: January 6, 1995  
Auditor's No(s): 9501060061, records of Skagit County, Washington  
In favor of: Cascade Natural Gas Corporation, a Washington corporation  
For: A natural gas pipeline or pipelines
7. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: December 20, 1994  
Auditor's No(s): 9501120046, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances
8. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: December 4, 1996

Auditor's No(s).: 9612040091, records of Skagit County, Washington

In favor of: Public Utility District No. 1

For: Construction and maintenance of underground waterline or lines, or related underground facilities

9. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;

Recorded: January 30, 2003 and June 21, 2005

Auditor's No(s).: 200301300163 and 200506210192, records of Skagit County, Washington

Executed By: Port of Skagit County

10. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: October 10, 2005

Auditor's No.: 200510100088, records of Skagit County, Washington

In favor of: Puget Sound Energy, Inc.

For: Electric transmission and/or distribution line, together with necessary appurtenances

11. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: January 5, 2006

Auditor's No.: 200601050036, records of Skagit County, Washington

In favor of: Public Utility District No. 1 of Skagit County

For: The perpetual right, privilege, and authority enabling the District to do all things necessary or proper in the construction and maintenance of a water and communication, lines or other similar public services related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation and control of water and electronic information on facilities over, across, along, in and under said premises together with the right of ingress to and egress from said lands across adjacent lands of the Grantor; also, the right to cut and/or trim all timber, trees, brush, or other growth standing or growing upon the lands of the Grantor which, in the opinion of the District, constitutes a menace or danger to said line or to persons or property by reason of proximity to the line.

12. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: April 18, 2006

Auditor's No.: 200604180096, records of Skagit County, Washington

In favor of: Skagit County Dike, Drainage and Irrigation Improvement District No. 12

For: Access for flood fighting and for maintenance and improvement of dikes and levees abutting or in the near vicinity of said premises

13. Matters disclosed by survey prepared by Semrau Engineering & Surveying, dated October 23, 2013, Job No. 4527E, as follows:
  - A. The 1.5 foot wide extended vent hood attached to building extends 1.81 feet east of the property line.
  - B. The NE corner of building located on Lot 22 encroaches over the easements shown as Exceptions 6, 7 and 8.
  - C. Rights or claims of adjoining owners (Lot 21) for stormwater sewer drains and catch basins which appear to benefit and burden both the adjoining parcel and said Land, for which there is no recorded reciprocal easement agreement.
14. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey: Recording No: 201312270146
15. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Purpose: Access  
Recording Date: June 19, 2019  
Recording No.: 201906190026
16. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms